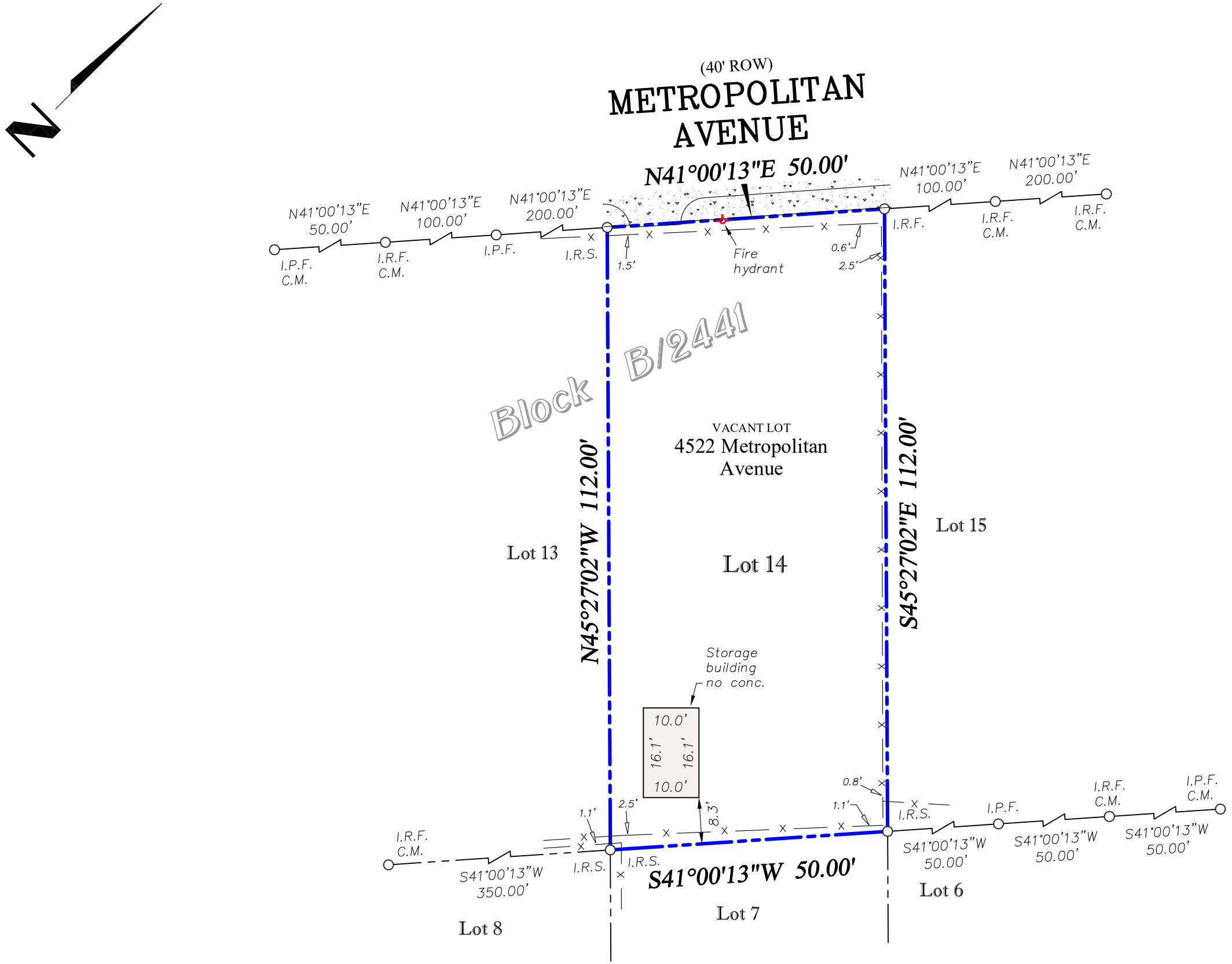
4522 Metropolitan Avenue



20 0 10 20

SCALE: 1" = 20'

PROPERTY DESCRIPTION: BEING Lot 14, in Block B/2441 of O. Leclercs Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 407 of the Plat Records, Dallas County, Texas.

LEGEND:

~ Boundary Line

OHU ~ Overhead Utility Line

x ~ Fence Line

C.M.
Controlling Monument

I.R.F.
1/2" Iron Rod Found
(unless otherwise noted)

I.P.F.
1/2" Iron Pipe Found

I.R.S.
1/2" Iron Rod Set
"Old Town Surveying"
(blue cap)

Basis of Bearings:
Bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone, NAD83 (U.S. Feet).



4522 Metropolitan Avenue
Dallas, Texas

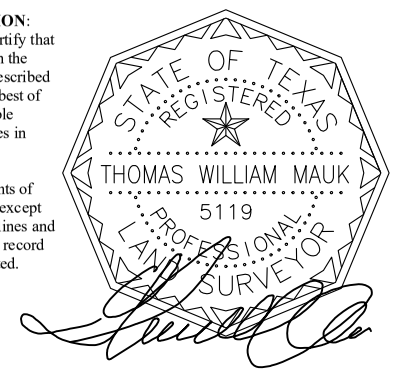
Note: This survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480171 0365 K, present Effective Date of map July 07, 2014, herein property situated within Zone "X" (Unshaded).

Quick Sell Prop Solutions

Fieldwork Date: 11/06/2026	***Party Chief: C.E.***
Job No.: 202502190	***Tech: L.G.***

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The building lines and easements shown hereon are per record map or plat unless otherwise noted.



November 09, 2026

Old Town Surveying, LLC
Professional Land Surveyors
810 Office Park Circle., Ste. 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611